

HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Montréal CMA



Date Released: Fall 2011

Highlights

- The vacancy rate in the Montréal CMA remained stable between October 2010 and 2011.
- The highest vacancy rates were registered on the South Shore (2.9 per cent) and the Island of Montréal (2.5 per cent). The lowest vacancy rates were in Laval (2.3 per cent) and on the North Shore (2.2 per cent).
- The estimated increase in the average apartment rent was 2.6 per cent.

Figure 1

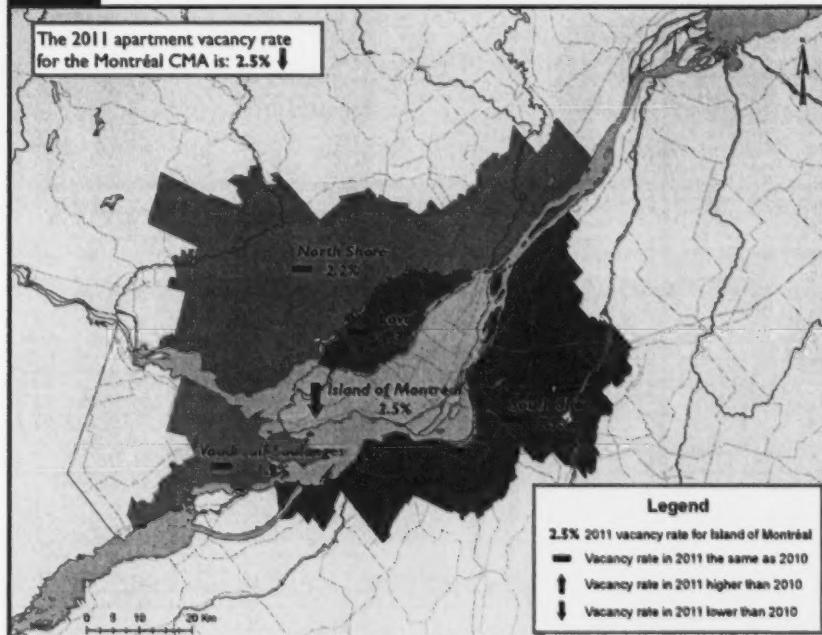


Table of Contents

- 2 Vacancy rate remained stable in the Montréal CMA
- 2 Larger and newer apartments continued to be popular
- 3 Rents in 2011
- 3 Vacancy rate moved down in rental condominiums
- 5 Availability rate
- 5 Rental affordability indicator
- 5 Forecast for 2012
- 6 National Vacancy Rate
Decreased in October 2011
- 10 Report Tables
- 31 Definitions

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Vacancy rate remained stable in the Montréal CMA

According to the Rental Market Survey conducted in October 2011, the rental vacancy rate in the Montréal census metropolitan area (CMA) remained relatively stable. The October 2011 average vacancy rate was 2.5 per cent, compared to the 2.7 per cent recorded in October 2010. This was due to demand and supply conditions that didn't change much relative to the prior year.

On the demand side, favourable economic and demographic factors cancelled each other out in the end. In fact, while improved labour market conditions and low borrowing costs prompted many renters to leave the rental market and move into homeownership, strong migration into the region also brought many new renter households.

Improved job conditions and low mortgage rates continued to attract many renters to homeownership. This was most evident in the employment conditions of the 25-44 age group, where a significant increase in full-time employment has been observed since earlier in 2011. This factor, combined with low mortgage rates, might have encouraged many such renters to leave the rental market for homeownership.

The units left by those who moved to homeownership were likely taken up by international migrants who arrived recently. International migrants are very important to the rental market because they tend to rent when they first arrive in Canada. The level of net migration in the Montréal CMA has doubled since 2005 thanks to many international migrants choosing to settle there. Net migration reached a historical high of 34,130 in 2010 and, according to CMHC's forecast, migration in 2011 is expected to be

near this level, at 32,400 migrants on net.

Demand from young people was relatively subdued as a result of less favourable job market conditions. While the employment level in the 15-24 age group improved after the recession, it hasn't moved back to the 2008 peak level. In fact, employment posted a decrease between October 2010 and October 2011, which suggests that many young people might have decided to cohabit with family or friends, instead of establishing their own households.

Demand from university and college students has likely offset some of the weakness in youth demand, as post-secondary educational institutions in Montréal have seen their enrolment increase since 2008¹.

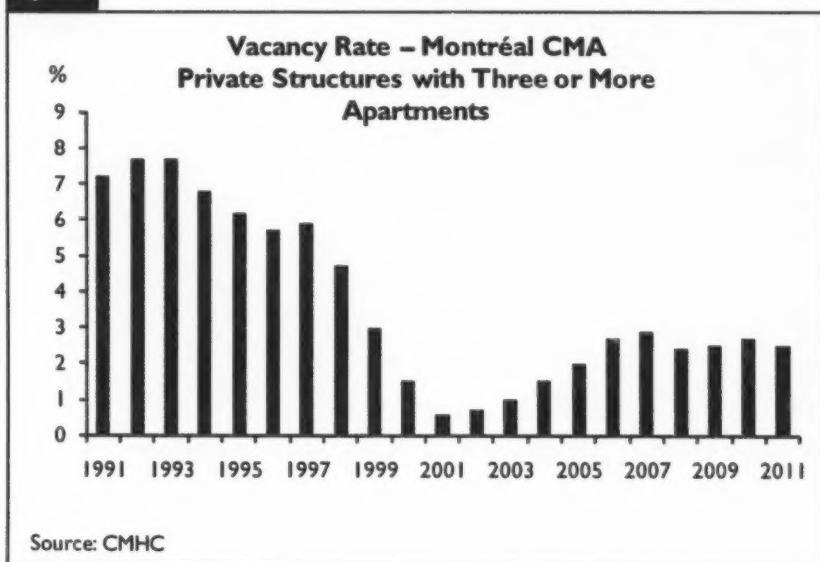
On the supply side, there were very few rental starts during the past few years. Builders continued to prefer launching condominium projects over rentals, because condominiums tend to be more profitable.

Larger and newer apartments continued to be popular

According to the results from the survey, renters preferred larger apartments over smaller ones. Both two-bedroom and three-bedroom units had vacancy rates of 2.3 per cent, which was somewhat lower than the 2.6 per cent recorded for one-bedroom apartments and more so than the 3.5 per cent for bachelor units.

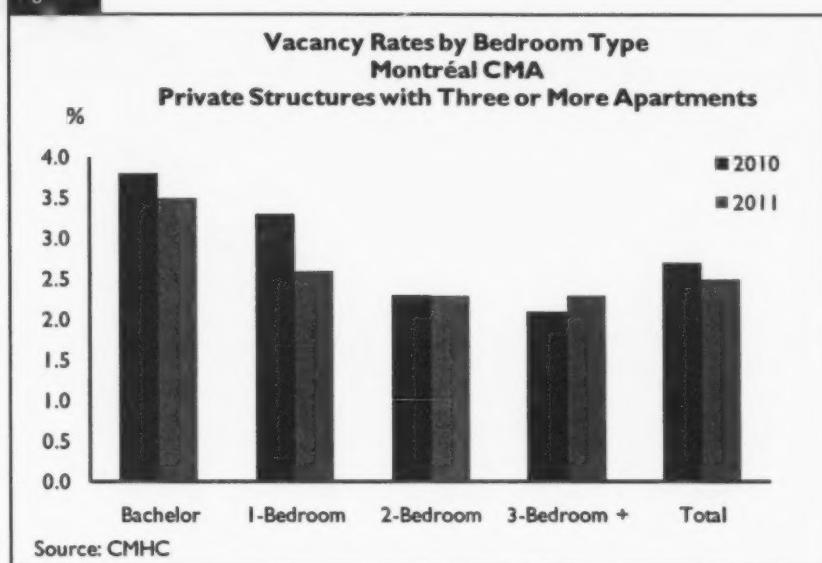
Newer apartments also performed better than older ones because of

Figure 2



¹ Ministère de l'Éducation, du Loisir et du Sport of Quebec.
http://www.mels.gouv.qc.ca/sections/previsionsUniversite/pdf/2011-2025/PrevEffUniv_CycleProv.2011-2025.pdf

Figure 3



their greater likelihood to meet current renter needs and tastes. This was especially the case for structures built from 1990 to 1999. At 1.7 per cent, their vacancy rate was lower than the rate for those built from 1940 to 1989. Although the vacancy rate for structures built in 2000 or after (2.2 per cent) was slightly higher than the rate for those built from 1990 to 1999, it remained lower than the CMA average. While popular among renters, these units take more time to rent out as they command higher rents, which contributed to their slightly higher vacancy rate.

The vacancy rate dropped from 3.1 per cent to 2.3 per cent for structures with 100 or more units. A high level of international migration was likely a contributing factor in this tightening, as some international migrants tend to settle in these apartments when they first arrive in the Montréal CMA. In general, apartment buildings with 100 or more units are likely to be centrally located, with public transportation and necessities such as supermarkets and

government services nearby. While the rents are usually higher, some international migrants tend to choose to settle in these buildings first, so they can start their lives more easily in the Montréal CMA.

At 1.6 per cent, structures with 3 to 5 units continued to have the lowest vacancy rate among all structure types. Given the relatively high impact on the owner of even one renter leaving, it is likely that greater effort is made to retain tenants.

Rents in 2011

In the Montréal CMA, the average apartment rent for all unit types combined² reached \$698. While the lowest average rent was recorded in Mercier (\$583), the highest average rent of \$1,064 was registered in the Downtown and Île-des-Scœurs zone, which has a large proportion of upscale units.

The estimated change in the average apartment rent between October

2010 and October 2011 was 2.6 per cent. This estimate was made using a sample of structures common to both the 2010 and 2011 fall surveys. According to this measure, rents increased by 3.1 per cent for bachelor units and 2.7 per cent for one-bedroom units. For two-bedroom units and apartments with three or more bedrooms, the changes were 2.5 per cent and 4.1 per cent, respectively.

According to the estimates by geographic sector, rent changes for existing units were rather uniform across the large sectors in the CMA, with the exception of Laval, where the rent increase for the same units stood out. Tight rental market conditions in Laval exercised upward pressure on rents, which resulted in a 3.0-per-cent rise this year. On the Island and South Shore, rents for existing units increased by 2.6 per cent, while rents on the North Shore rose by 2.5 per cent.

Vacancy rate moved down in rental condominiums

A demand that outstripped supply drove the vacancy rate for rental condominiums in the Montréal CMA down to 2.8 per cent in 2011 from the 4.2 per cent recorded in 2010. The rental condominium market in 2010 could have been characterized as being in a state where supply outpaced demand. While more condominiums were offered for rent, a large rent gap between condominiums and purpose-built apartments prompted many potential renters to choose the latter rental units. In 2011, however, the trend reversed, as the narrowing rent gap drew more demand towards rental condominiums. In addition, some renters preferred condominiums because, just like more

² Rents may or may not include utilities such as heating and electricity.

recent apartments, they provide newer amenities and were built to better suit their tastes. In addition, the lower vacancy rate for purpose-built rental structures completed in 2000 or after suggests that some people rented condominiums because they couldn't find a traditional rental apartment unit to meet their needs. While supply continued to increase in 2011 as a result of the high level of condominium completions, stronger demand for rental condominiums drove the vacancy rate down.

This effect of demand outstripping supply was most noticeable on the Island of Montréal, where most of the rental condominium stock in the CMA is located. The vacancy rate there went down to 2.4 per cent from 3.9 per cent in 2010. The vacancy rate in the Laval and North Shore sector also fell, decreasing to 2.1 per cent from the 5.0 per cent recorded in 2010. The purpose-built rental apartment market was much tighter there, which could have led to a spillover demand from that market to the rental condominium market.

While vacancy rates for condominiums moved down everywhere, the rate in the South Shore and Vaudreuil-Soulanges sector actually increased to 4.5 per cent from 4.0 per cent in 2010. More supply but not enough renters to absorb vacant units kept rental condominium vacancies high in this sector.

Vacancy rate remained stable at 2.5 per cent on the Island of Montréal

At 2.5 per cent, the October 2011 vacancy rate for rental apartments on the Island was the same as the average for the CMA. This was due to the fact that the Island has about two thirds of the rental stock in the Montréal CMA,

and therefore the supply and demand dynamics that shaped the market were the same on the Island as in the overall CMA. The preferences for larger apartments and for units in smaller structures observed in the CMA were also present on the Island. The vacancy rates for two-bedroom and three-bedroom apartments on the Island were below its average vacancy rate, whereas the rates for one-bedroom and bachelor apartments were above this average. The vacancy rate for structures with 3 to 5 units was also lower than the rates for all other structure types on the Island.

As expected, the average rent for two-bedroom apartments varied greatly among the submarkets on the Island. At \$1,414, the highest average rent was recorded in the Downtown and Île-des-Soeurs zone. In the other submarkets, the averages ranged from \$583 to \$952.

On a submarket basis, the vacancy rates were higher in the outlying zones than in the central zones. For example, the Montréal-Nord zone (4.1 per cent), the zone composed of Dorval and Lachine (3.5 per cent) and the Saint-Laurent zone (3.2 per cent) were among the submarkets with the highest vacancy rates on the Island. The lowest vacancy rates (ranging from 1.6 per cent to 2.0 per cent) were found in the Plateau Mont-Royal, Rosemont and La Petite-Patrie, and Le Sud-Ouest and Verdun zones. It is also worth noting that the vacancy rate in the Downtown and Île-des-Soeurs zone increased significantly, from 2.0 per cent in 2010 to 2.8 per cent in 2011. This could be the result of some renters moving to homeownership, as the rents in this zone were close to the monthly mortgage payments for an average-priced home in the suburbs. Others might also have rented condominiums elsewhere on

the Island instead, since the rents were very similar.

Laval rental market was among the tightest

At 2.3 per cent, the 2011 vacancy rate in Laval was virtually unchanged from the 2.2 per cent recorded in 2010. Strong in-migration from the Island made Laval one of the tightest rental markets in the CMA. Again this year, the Institut de la statistique du Québec reported that Laval attracted more residents from the Island of Montréal than from any other areas in Quebec. From 2000 to 2009, more than 6,600 people left the Island of Montréal to settle in Laval each year, and the 2010 data suggests that Laval had a net gain of 7,491 people.

Laval's popularity among migrants from the Island of Montréal is due to the fact that rents are generally lower and the metro is accessible in some parts in Laval. This was most noticeable in Laval-des-Rapides, where the vacancy rate was among the lowest in the CMA (1.6 per cent). All three metro stations are located in Laval-des-Rapides, and the average rent for two-bedroom apartments there was \$643, compared to the Laval average of \$684 and the CMA average of \$719.

North Shore market was tight as well

Strong in-migration made the North Shore, along with Laval, one of the tightest markets in the Montréal CMA. According to the Institut de la statistique du Québec, the Laurentides and Lanaudière regions, which the North Shore is part of, are two of the major destinations for intraprovincial migrants from Laval and the Island of Montréal. The vacancy rate on the North Shore was 2.2 per cent in 2011,

compared to 2.4 per cent in 2010.

Demand from migrants was especially strong in two particular zones on the North Shore. One of these zones is the largest rental market on the North Shore. It comprises Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines and Sainte-Thérèse. Given the increased popularity of two-bedroom apartments in this zone, the vacancy rate there fell from 3.1 per cent to 2.0 per cent in 2011. The other is the zone composed of Lachenaie, La Plaine, Mascouche and Terrebonne, where the two-bedroom apartment vacancy rate decreased to 1.6 per cent from the 2.7 per cent recorded in 2010, as a result of tightening of both one- and two-bedroom unit vacancy rates. It is also worth noting that the average two-bedroom apartment rent in this zone was the highest (\$740) on the North Shore.

South Shore vacancy rate was the highest

At 2.9 per cent, the vacancy rate on the South Shore remained the highest among the rates for all the large sectors in the CMA, most likely on account of the movement to homeownership in many submarkets. This effect was most evident in the zone comprising Beauharnois, Candiac, Châteauguay, Delson, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu and Saint-Philippe, where the vacancy rate increased by almost one percentage point to 2.6 per cent.

While the movement to homeownership might have

contributed to the high vacancy rates in many submarkets, demand from international migrants and students was likely the key factor in driving vacancies down in other submarkets and, therefore, in keeping the overall vacancy rate stable on the South Shore. For example, the vacancy rate in Longueuil decreased from 4.4 per cent in 2010 to 3.6 per cent in 2011. This was likely due to some recently arrived international migrants having decided to settle there instead of on the Island of Montréal because of its accessibility to the metro and lower rents. Increased enrolment at universities and colleges might also have increased demand for rental apartments in Longueuil.

Availability rate

The availability rate for the Montréal CMA was 3.0 per cent in 2011, which is very similar to the 3.2 per cent recorded in 2010. A unit is considered available if it is vacant or if the current tenant has given, or has received, notice to move, and a new tenant has not signed a lease. The availability rate is therefore always equal to or greater than the vacancy rate and gives an idea of the changes in the short-term supply. The difference between the availability rate and the vacancy rate recorded in 2011 and 2010 was the same, at 0.5 of a percentage point. This would suggest that the estimate of short-term supply is relatively similar to that of the previous year.

Rental affordability indicator³

The Montréal market remained relatively affordable for renter

households, even though the affordability indicator moved down slightly by two points to 129 in 2011. The affordability indicator is a gauge of how affordable a rental market is for those households who rent within that market. An indicator value above 100 indicates that less than 30 per cent of the median income of renter households is necessary to pay the median rent in the Montréal area.

Forecast for 2012

In 2012, the vacancy rate in the Montréal CMA is forecast to move down to 2.3 per cent, as a result of a slightly stronger demand relative to a stable supply on the rental market.

On the demand side, while the job market and low mortgage rates will continue to prompt renters to leave for homeownership, net migration to the Montréal CMA in 2012 is forecast to surpass the 2011 level and reach 33,700, which translates to more international migrants to take up the vacant rental units. In addition, a slight improvement in youth employment and higher enrolment in Montréal's universities and colleges will also contribute to the demand for rental housing.

On the supply side, rental apartment construction will continue to be low, as most builders will be concentrating on finishing or starting their condominium or seniors' housing projects. As a result, supply of rental housing will remain stable.

With demand gaining strength relative to supply, the vacancy rate will move down in 2012.

³An indicator value of 100 suggests that exactly 30 per cent of the median gross income of renter households is necessary to rent a two-bedroom apartment going at the median rental rate. When the affordability indicator is below 100, it indicates that more than 30 per cent of income is necessary to rent a two-bedroom apartment, while a value above 100 indicates that less than 30 per cent of income is necessary to rent a two-bedroom apartment. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

National Vacancy Rate Decreased in October 2011

The average rental apartment vacancy rate in Canada's 35 major centres⁴ decreased to 2.2 per cent in October 2011 from 2.6 in October 2010. Immigration and increased employment in the under 25 years age group have been factors supporting demand for rental units.

The major centres with the lowest vacancy rates in October 2011 were Regina, (0.6 per cent), Winnipeg, Kingston and Guelph (1.1 per cent), and St. John's (1.3 per cent). The major centres with the highest vacancy rates were Windsor (8.1 per cent), Abbotsford (6.7 per cent), Saint John (5.9 per cent), Sherbrooke (4.7 per cent), and Moncton (4.3 per cent).

The Canadian average two-bedroom rent was up from \$860 in October 2010 to \$883 in October 2011. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver (\$1,237), Toronto (\$1,149), Ottawa (\$1,086), Calgary (\$1,084), Victoria (\$1,045), Edmonton (\$1,034) and Barrie (\$1,001). The lowest average monthly rents for two-bedroom apartments

were in Trois-Rivières (\$547), Saguenay (\$557), and Sherbrooke (\$577).

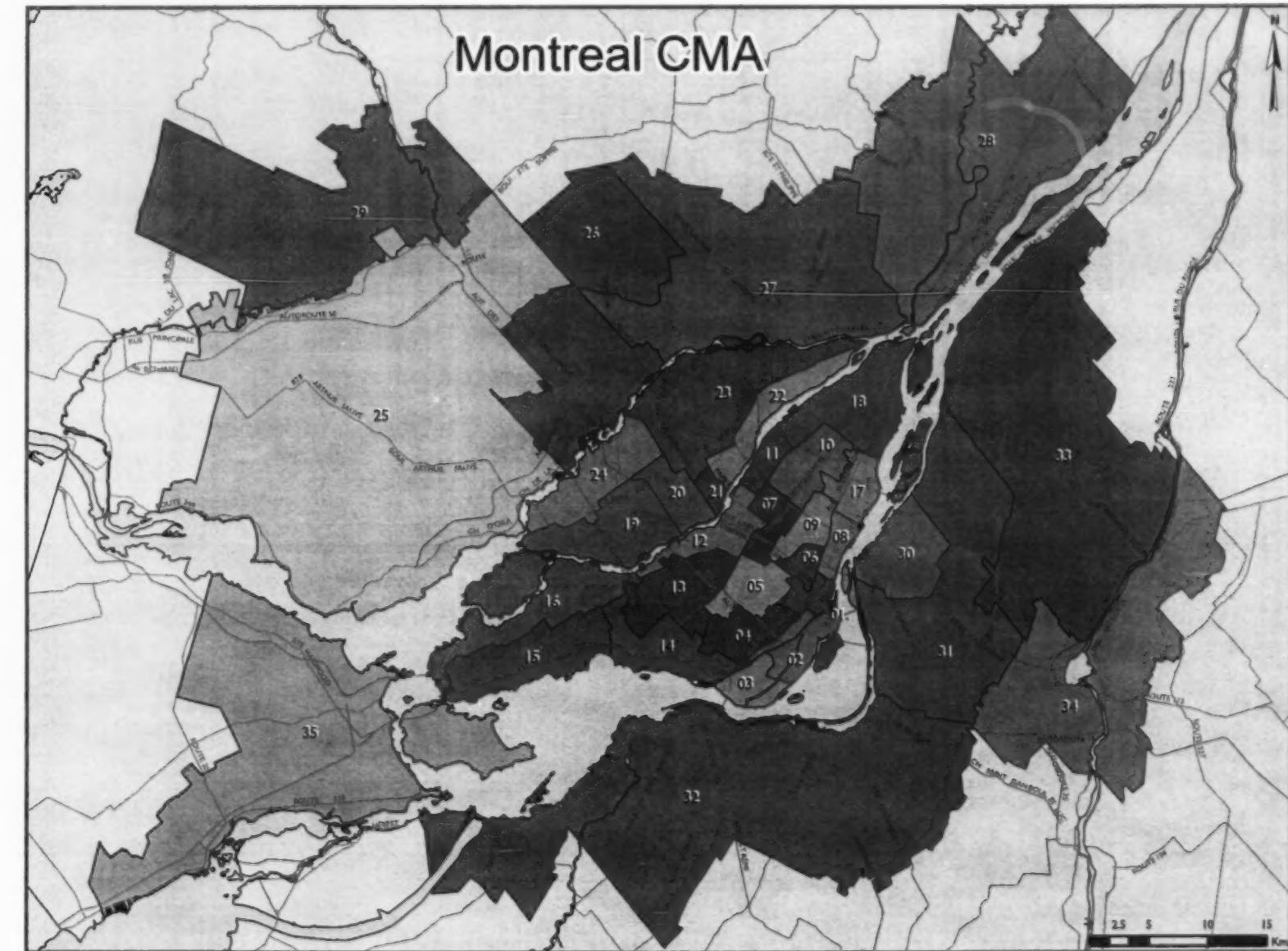
Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.2 per cent between October 2010 and October 2011, a similar pace of rent increase to what was observed between October 2009 and October 2010 (2.4 per cent) and roughly in line with inflation (2.9 per cent).

CMHC's October 2011 Rental Market Survey also covers condominium apartments offered for rent in Victoria, Vancouver, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal, and Québec. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 7 of the 11 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.4 per cent), Regina (0.6 per cent), and Vancouver (0.9 per cent). The highest vacancy rates for rental condominium apartments occurred in Calgary (5.7 per cent), Edmonton (3.7 per cent), and Montréal (2.8 per cent).

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2010	Oct. 2011
Abbotsford	6.5	6.7
Barrie	3.4	1.7
Brantford	3.7	1.8
Calgary	3.6	1.9
Edmonton	4.2	3.3
Gatineau	2.5	2.2
Greater Sudbury	3.0	2.8
Guelph	3.4	1.1
Halifax	2.6	2.4
Hamilton	3.7	3.4
Kelowna	3.5	3.0
Kingston	1.0	1.1
Kitchener-Cambridge-Waterloo	2.6	1.7
London	5.0	3.8
Moncton	4.2	4.3
Montréal	2.7	2.5
Oshawa	3.0	1.8
Ottawa	1.6	1.4
Peterborough	4.1	3.5
Québec	1.0	1.6
Regina	1.0	0.6
Saguenay	1.8	1.4
Saint John	5.1	5.9
Saskatoon	2.6	2.6
Sherbrooke	4.6	4.7
St. Catharines-Niagara	4.4	3.2
St. John's	1.1	1.3
Thunder Bay	2.2	1.7
Toronto	2.1	1.4
Trois-Rivières	3.9	3.9
Vancouver	1.9	1.4
Victoria	1.5	2.1
Windsor	10.9	8.1
Winnipeg	0.8	1.1
Total	2.6	2.2

⁴ Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).



Rental Market Report - Montréal CMA - Date Released - Fall 2011

RMS ZONE DESCRIPTIONS - MONTREAL CMA

Zone 1	Downtown Montréal, île-des-Soeurs - St. Lawrence River (south), Chemin Remembrance, Des Pins Avenue and Sherbrooke Street (north), Amherst Street (east), Guy Street (west) and île-des-Soeurs.
Zone 2	Le Sud-Ouest (Mtl), Verdun (Mtl) - St. Lawrence River (south), Lachine Canal and limits of Westmount (north), Guy Street and Autoroute Bonaventure (east), limits of LaSalle (west).
Zone 3	LaSalle (Mtl)
Zone 4	Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest - Lachine Canal (south), limits of Côte-Saint-Luc and Hampstead (north), Décarie Blvd. and limits of Westmount (east), limits of Montréal-Ouest and Saint-Pierre (west).
Zone 5	Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl) - limits of Westmount and Voie Camillien-Houde (south), limits of Mont-Royal (north), limits of Outremont (east), Décarie Blvd. (west).
Zone 6	Plateau Mont-Royal (Mtl) - Sherbrooke Street (south), CP Railway (north), D'Iberville Street (east), limits of Outremont and Du Parc Avenue (west).
Zone 7	Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl) - Bélanger Street and Jean-Talon Street (south), Autoroute Métropolitaine and CN Railway (north), 24th Avenue (east), De l'Acadie Blvd. (west).
Zone 8	Hochelaga-Maisonneuve (Mtl) - St. Lawrence River (south), Sherbrooke Street (north), Viau Street (east), Amherst Street (west).
Zone 9	Rosemont (Mtl), La Petite-Patrie (Mtl) - Sherbrooke Street and CP Railway (south), Jean-Talon Street, Bélanger Street and limits of Saint-Léonard (north), Lacordaire Street and Dickson Street (east), Du Parc Avenue (west).
Zone 10	Anjou (Mtl), Saint-Léonard (Mtl) - Métropolitain Blvd. and Jarry Street (south), Rivière des Prairies (river) (north), limits of Montréal-Nord and Saint-Léonard (east), Railway (west).
Zone 11	Montréal-Nord (Mtl)
Zone 12	Ahuntsic (Mtl), Cartierville (Mtl) - Rivière des Prairies (river) (north), Saint-Michel Blvd. (east), limits of the former municipality of Pierrefonds (west).
Zone 13	Saint-Laurent (Mtl)
Zone 14	Dorval, Lachine (Mtl), Saint-Pierre (Mtl)
Zone 15	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue
Zone 16	Dollard-des-Ormeaux, Saint-Raphaël-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl)
Zone 17	Mercier (Mtl) - St. Lawrence River (south), Bélanger Street (north), limits of the former municipality of Montréal-Est (east), Viau Street and Dickson Street (west).
Zone 18	Pointe-aux-Trembles (Mtl), Rivière-des-Prairies (district) (Mtl), Montréal-Est (Mtl)
Zones 1-18	Island of Montréal
Zone 19	Chomedey, Sainte-Dorothée (Laval)
Zone 20	Laval-des-Rapides (Laval)
Zone 21	Pont-Viau (Laval)
Zone 22	Saint-François, Saint-Vincent, Duvernay (Laval)
Zone 23	Vimont, Auteuil (Laval)
Zone 24	Laval-Ouest, Fabreville, Sainte-Rose (Laval)
Zones 19-24	Laval
Zone 25	Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel
Zone 26	Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse
Zone 27	Lachenaie, La Plaine, Mascouche, Terrebonne
Zone 28	Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavaltrie
Zone 29	Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban
Zones 25-29	North Shore
Zones 19-29	Laval and North Shore
Zone 30	Longueuil
Zone 31	Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert
Zone 32	Beauharnois, Candiac, Châteauguay, Delson, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu, Saint-Philippe
Zone 33	Beloeil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloeil, Varennes, Verchères
Zone 34	Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias
Zones 30-34	South Shore
Zone 35	Notre-Dame-de-l'Île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M.
Zones 19-35	Suburbs
Zones 1-35	Montréal CMA

CONDOMINIUM SUB AREA DESCRIPTIONS - MONTREAL CMA	
Sub Area 1	Downtown includes RMS Zone 1: Downtown Montréal, île-des-Soeurs.
Sub Area 2	Outer Centre includes RMS Zone 2: Le Sud-Ouest (Mtl), Verdun (Mtl); Zone 4: Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest; Zone 5: Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl); and Zone 6: Plateau Mont-Royal (Mtl).
Sub Area 3	West Part of Island of Montréal includes RMS Zone 3: LaSalle (Mtl); Zone 12: Ahuntsic (Mtl), Cartierville (Mtl); Zone 13: Saint-Laurent (Mtl); Zone 14: Dorval, Lachine (Mtl), Saint-Pierre (Mtl); Zone 15: Baie-d'Urfe, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue; and Zone 16: Dollard-des-Ormeaux, Saint-Raphael-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl).
Sub Area 4	East Part of Island of Montréal includes RMS Zone 7: Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl); Zone 8: Hochelaga-Maisonneuve (Mtl); Zone 9: Rosemont (Mtl), La Petite-Patrie (Mtl); Zone 10: Anjou (Mtl), Saint-Léonard (Mtl); Zone 11: Montréal-Nord (Mtl); Zone 17: Mercier (Mtl); and Zone 18: Pointe-aux-Trembles (Mtl), Rivière-des-Prairies (Mtl), Montréal-Est (Mtl).
Sub Areas 1-6	Montréal Island
Sub Area 5	Laval & North Shore includes RMS Zone 19: Chomedey, Sainte-Dorothée (Laval); Zone 20: Laval-des-Rapides (Laval); Zone 21: Pont-Viau (Laval); Zone 22: Saint-François, Saint-Vincent, Duvernay (Laval); Zone 23: Vimont, Auteuil (Laval); Zone 24: Laval-Ouest, Fabreville, Sainte-Rose (Laval); Zone 25: Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel; Zone 26: Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse; Zone 27: Lachenaie, La Plaine, Mascouche, Terrebonne; Zone 28: Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavaltrie; and Zone 29: Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban.
Sub Area 6	South Shore and Vaudreuil-Soulanges includes RMS Zone 30: Longueuil; Zone 31: Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert; Zone 32: Beauharnois, Candiac, Châteauguay, Delson, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu, Saint-Philippe; Zone 33: Beloeil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloeil, Varennes; Zone 34: Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias; and Zone 35: Notre-Dame-de-l'Île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, île-Cadieux, île-Perrot, Les Cèdres.
Sub Areas 1-6	Montréal CMA

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.1.5 Estimate of Percentage Change (%) of Average Rent
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type
- 2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type
- 3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Winnipeg, Vancouver and Victoria Reports

Rental Condominium Apartment Data

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$)
- 4.1.3 Rental Condominium Apartments - Average Rents (\$)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Winnipeg, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%)

by Zone and Bedroom Type

Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Montréal Island Zone 1	2.8 a	3.4 b	1.7 a	2.6 a	1.7 b	2.7 a	0.8 a	2.4 c	2.0 a	2.8 a
Zone 2	**	**	4.0 d	2.1 c	2.3 c	**	**	0.2 b	3.0 d	1.9 c
Zone 3	5.2 c	2.9 c	4.0 b	3.6 b	3.4 d	1.6 c	**	**	3.8 c	2.4 a
Zone 4	3.2 b	3.1 b	4.1 b	2.1 a	2.7 a	2.3 a	2.3 c	1.7 b	3.3 b	2.3 a
Zone 5	3.3 b	4.3 d	2.2 a	2.0 a	1.6 b	2.4 b	1.3 a	2.3 c	2.0 a	2.4 a
Zone 6	3.0 c	1.8 b	1.4 a	2.1 c	1.1 d	**	**	0.6 b	1.7 b	1.9 c
Zone 7	5.2 d	3.1 d	3.2 d	3.7 d	**	2.1 c	0.5 b	**	2.5 b	2.7 b
Zone 8	3.5 c	2.5 c	4.9 d	**	**	2.1 c	**	**	3.0 c	2.2 c
Zone 9	4.0 d	4.9 d	2.5 c	1.3 d	**	0.5 b	**	**	2.2 b	1.6 c
Zone 10	3.0 b	4.3 d	2.6 a	2.7 a	1.2 a	1.4 a	**	**	1.7 b	1.7 b
Zone 11	4.5 c	5.3 d	7.6 c	3.4 c	4.8 c	4.6 c	**	**	5.1 c	4.1 c
Zone 12	6.0 c	5.7 c	3.6 b	4.2 c	2.4 c	1.8 b	**	**	3.4 b	3.2 b
Zone 13	2.9 a	2.8 b	4.3 a	4.0 b	3.0 b	2.4 a	1.8 c	4.0 c	3.3 a	3.2 a
Zone 14	4.5 b	3.9 b	4.9 b	3.2 a	4.6 b	3.5 b	3.1 d	4.1 d	4.5 b	3.5 b
Zone 15	2.4 b	1.1 a	3.9 b	1.9 a	5.0 b	3.0 b	2.7 a	3.4 c	4.1 a	2.6 a
Zone 16	3.1 c	5.0 b	3.3 b	2.8 a	2.4 b	2.2 b	0.7 a	0.7 a	2.5 a	2.4 a
Zone 17	5.6 d	3.1 d	3.8 d	**	1.7 c	**	**	**	2.7 c	2.7 c
Zone 18	**	**	3.0 d	4.8 d	2.5 c	3.1 c	**	**	2.6 b	3.5 c
Montréal Island (Zones 1-18)	3.8 a	3.5 b	3.3 a	2.6 a	2.3 a	2.1 a	1.8 b	1.1 b	2.7 a	2.5 a
Laval Zone 19	0.7 b	**	1.3 a	2.4 b	2.6 b	2.3 b	4.6 d	3.6 d	2.6 a	2.6 b
Zone 20	**	**	2.2 c	2.6 c	0.5 b	1.4 c	**	0.4 b	1.0 a	1.6 c
Zone 21	6.4 c	0.0 d	4.7 d	3.6 d	4.2 d	4.4 c	1.4 d	1.0 d	3.4 c	2.9 b
Zone 22	0.0 c	0.0 d	5.8 b	8.4 b	3.0 b	3.6 c	**	0.5 b	3.6 b	4.3 b
Zone 23	0.0 d	0.0 d	2.9 c	3.6 d	1.6 c	0.9 c	1.5 d	**	1.8 b	1.6 c
Zone 24	6.0 b	0.0 c	1.9 c	**	2.9 c	1.6 c	1.2 d	2.9 c	2.6 b	1.8 b
Laval (Zones 19-24)	3.5 c	**	2.5 a	3.2 b	1.9 a	2.1 a	2.6 b	1.8 c	2.2 a	2.1 a
North-Shore Zone 25	**	**	**	0.7 b	2.0 c	2.3 a	0.4 b	**	1.7 c	2.2 c
Zone 26	**	**	2.4 c	**	3.7 d	1.7 c	**	**	3.1 d	2.0 c
Zone 27	0.0 d	**	2.6 c	1.4 a	2.6 c	1.3 c	**	**	2.7 b	1.6 c
Zone 28	1.9 b	3.1 d	1.5 a	3.8 d	1.1 a	2.2 c	**	**	1.6 c	2.3 b
Zone 29	**	**	3.2 d	2.1 c	1.5 a	3.3 c	**	**	2.3 c	2.8 c
North-Shore (Zones 25-29)	3.7 d	4.3 d	2.6 b	1.8 b	2.4 b	2.1 b	1.9 c	2.5 c	2.4 a	2.2 a
Laval/North-Shore (Zones 19-29)	3.6 c	4.2 d	2.6 a	2.5 a	2.2 a	2.1 a	2.1 b	2.2 b	2.3 a	2.3 a
South-Shore Zone 30	5.6 d	4.9 d	4.5 c	3.7 c	3.9 c	3.5 c	5.4 d	3.6 d	4.4 c	3.6 c
Zone 31	**	0.8 d	2.9 b	2.4 b	3.0 c	2.7 c	3.6 d	3.6 c	3.1 b	2.7 b
Zone 32	**	**	4.1 d	4.3 c	1.1 a	2.2 c	1.4 d	2.8 c	1.7 b	2.6 b
Zone 33	0.0 d	0.0 d	3.3 d	0.8 a	1.3 a	1.8 c	**	**	1.3 a	1.6 c
Zone 34	5.9 d	**	**	0.3 b	1.0 d	1.8 c	**	0.9 c	1.3 a	1.5 c
South-Shore (Zones 30-34)	4.3 d	3.0 c	3.8 b	3.0 b	2.8 a	2.8 a	3.7 d	3.1 c	3.2 b	2.9 a
Zone 35	**	**	3.2 d	**	3.0 d	1.3 c	**	**	3.1 c	1.9 c
Suburbs (Zones 19-35)	4.0 c	3.6 c	3.2 b	2.8 a	2.4 a	2.4 a	2.9 b	2.7 b	2.7 a	2.5 a
Montréal CMA	3.8 a	3.5 b	3.3 a	2.6 a	2.3 a	2.3 a	2.1 b	2.3 b	2.7 a	2.5 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b-Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

I.1.2 Private Apartment Average Rents (\$)

by Zone and Bedroom Type

Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Montréal Island Zone 1	712 a	717 a	968 a	997 a	1,316 a	1,414 a	1,512 c	1,630 c	1,017 a	1,064 a
Zone 2	470 b	504 b	553 b	597 a	648 a	651 a	708 b	747 b	604 a	632 a
Zone 3	480 a	498 a	594 a	584 a	684 a	694 a	855 a	850 b	667 a	660 a
Zone 4	546 a	548 a	726 a	738 a	927 a	916 a	1,227 b	1,274 c	835 a	836 a
Zone 5	512 a	546 a	686 a	705 a	833 a	875 a	1,043 b	1,142 b	760 a	794 a
Zone 6	588 a	601 a	727 a	732 a	803 a	818 b	1,057 b	1,063 b	764 a	764 a
Zone 7	453 a	460 a	530 a	552 a	624 a	632 a	786 c	771 b	584 a	601 a
Zone 8	488 b	512 a	518 a	547 a	645 a	669 a	838 b	864 b	617 a	652 a
Zone 9	456 a	484 a	554 a	572 a	652 a	706 a	806 b	787 b	605 a	645 a
Zone 10	470 a	491 a	595 a	609 a	660 a	668 a	778 a	784 a	658 a	673 a
Zone 11	442 a	476 a	512 a	533 a	575 a	592 a	697 a	669 a	572 a	588 a
Zone 12	431 a	448 a	531 a	543 a	635 a	635 a	831 b	**	565 a	585 a
Zone 13	542 a	560 a	670 a	681 a	791 a	802 a	809 a	823 a	736 a	747 a
Zone 14	491 a	501 a	587 a	609 a	655 a	685 a	755 a	798 a	633 a	661 a
Zone 15	567 a	585 a	776 a	789 a	946 a	952 a	1,044 a	1,096 a	880 a	896 a
Zone 16	534 a	536 a	655 a	652 a	754 a	763 a	833 a	861 a	722 a	729 a
Zone 17	446 a	453 a	518 a	528 a	592 a	583 a	732 b	724 b	581 a	583 a
Zone 18	498 b	497 a	515 a	539 a	606 a	633 a	741 a	753 a	609 a	631 a
Montréal Island (Zones 1-18)	531 a	555 a	636 d	652 a	715 a	737 a	909 a	909 a	688 a	708 a
Laval Zone 19	438 a	456 b	615 a	630 a	747 a	756 a	876 b	943 b	729 a	744 a
Zone 20	514 b	516 b	533 a	545 a	616 a	643 a	726 a	730 b	607 a	626 a
Zone 21	500 a	509 a	572 a	567 a	617 a	615 a	681 a	666 a	630 a	626 a
Zone 22	427 a	439 a	597 a	613 a	642 a	645 a	720 a	704 a	635 a	642 a
Zone 23	476 b	481 a	580 a	628 a	651 a	665 a	775 a	814 b	647 a	673 a
Zone 24	506 b	458 a	526 a	554 a	644 a	673 a	800 a	804 a	648 a	668 a
Laval (Zones 19-24)	483 a	482 a	578 a	593 a	665 a	684 a	779 a	789 a	659 a	675 a
North-Shore Zone 25	446 a	465 a	563 a	565 b	679 a	693 a	772 a	823 a	678 a	701 a
Zone 26	453 b	485 b	580 a	553 a	667 a	661 a	765 a	807 a	669 a	677 a
Zone 27	475 b	466 b	586 a	581 a	733 a	740 a	751 a	741 b	701 a	694 a
Zone 28	456 a	483 a	551 a	565 a	647 a	654 a	716 b	741 a	640 a	652 a
Zone 29	415 a	420 a	513 a	519 a	585 a	601 a	732 b	733 a	578 a	593 a
North-Shore (Zones 25-29)	440 a	454 a	547 a	550 a	663 a	667 a	748 a	773 a	649 a	660 a
Laval/North-Shore (Zones 19-29)	456 a	464 a	561 a	570 a	664 a	675 a	760 a	780 a	653 a	667 a
South-Shore Zone 30	454 a	489 a	590 a	602 a	652 a	672 a	736 a	740 a	644 a	661 a
Zone 31	476 b	482 b	589 a	598 a	675 a	688 a	744 b	793 b	658 a	671 a
Zone 32	433 a	445 b	558 a	565 a	650 a	662 a	738 a	744 a	646 a	659 a
Zone 33	469 b	458 b	570 a	571 a	667 a	663 a	781 a	761 a	669 a	663 a
Zone 34	433 a	445 b	563 a	559 a	651 a	667 a	704 a	748 a	645 a	664 a
South-Shore (Zones 30-34)	459 a	481 a	585 a	594 a	660 a	674 a	740 a	755 a	651 a	664 a
Zone 35	491 a	439 b	531 a	545 a	669 a	697 a	790 c	756 a	664 a	679 a
Suburbs (Zones 19-35)	458 a	473 a	573 a	582 a	662 a	675 a	751 a	768 a	652 a	666 a
Montréal CMA	526 a	549 a	627 a	641 a	700 a	719 a	860 a	865 a	680 a	690 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):a - Excellent ($0 \leq cv \leq 2.5$), b-Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

**1.1.3 Number of Private Apartment Units in the Universe
by Zone and Bedroom Type**

Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Montréal Island Zone 1	5,480	5,426	7,944	7,884	4,708	4,711	1,315	1,309	19,447	19,330
Zone 2	1,785	1,779	7,791	7,917	11,335	11,265	3,911	3,835	24,822	24,796
Zone 3	576	525	2,922	2,934	4,778	4,745	1,082	1,081	9,358	9,285
Zone 4	3,325	3,302	10,871	10,838	11,320	11,243	2,895	2,894	28,411	28,277
Zone 5	3,332	3,245	14,236	14,076	11,901	11,793	3,145	3,031	32,614	32,145
Zone 6	8,684	8,554	11,310	11,021	11,284	10,893	4,687	4,497	35,965	34,965
Zone 7	4,067	4,141	9,191	9,217	15,007	14,882	3,622	3,510	31,887	31,750
Zone 8	3,190	3,145	7,090	7,098	9,967	9,821	4,277	4,216	24,524	24,280
Zone 9	5,392	5,441	11,236	11,207	15,147	15,061	3,630	3,610	35,405	35,319
Zone 10	515	525	3,480	3,483	9,213	9,400	2,822	2,971	16,030	16,379
Zone 11	710	676	3,282	3,184	9,741	9,650	2,342	2,298	16,075	15,808
Zone 12	2,644	2,731	7,721	7,669	7,421	7,405	1,320	1,373	19,106	19,178
Zone 13	729	723	5,047	5,000	6,006	6,028	1,699	1,595	13,481	13,346
Zone 14	719	731	3,158	3,144	4,730	4,796	1,005	1,026	9,612	9,697
Zone 15	196	198	915	916	1,429	1,446	461	461	3,001	3,021
Zone 16	542	520	2,486	2,457	4,843	4,835	902	904	8,773	8,716
Zone 17	699	726	3,302	3,268	6,704	6,679	1,557	1,642	12,262	12,315
Zone 18	275	306	1,339	1,372	6,553	6,588	1,273	1,284	9,440	9,550
Montréal Island (Zones 1-18)	42,860	42,694	113,321	112,685	152,087	151,241	41,945	41,537	350,212	348,157
Laval Zone 19	113	125	1,707	1,770	4,850	5,151	906	919	7,576	7,965
Zone 20	220	206	1,578	1,607	4,827	4,910	629	633	7,254	7,356
Zone 21	79	80	233	232	981	989	696	702	1,989	2,003
Zone 22	27	26	484	481	1,344	1,361	222	224	2,077	2,092
Zone 23	31	26	468	477	1,610	1,629	273	291	2,382	2,423
Zone 24	57	62	267	264	1,194	1,201	291	304	1,809	1,831
Laval (Zones 19-24)	527	525	4,737	4,831	14,806	15,241	3,017	3,073	23,097	23,670
North-Shore Zone 25	149	146	654	681	3,415	3,567	1,016	1,087	5,234	5,481
Zone 26	95	95	881	918	5,198	5,397	1,566	1,690	7,740	8,100
Zone 27	76	96	1,094	1,146	3,094	3,093	525	546	4,789	4,881
Zone 28	154	154	773	783	3,280	3,376	896	940	5,103	5,253
Zone 29	460	458	2,058	2,058	3,408	3,464	1,223	1,243	7,149	7,223
North-Shore (Zones 25-29)	934	949	5,460	5,586	18,395	18,897	5,226	5,506	30,015	30,938
Laval/North-Shore (Zones 19-29)	1,461	1,474	10,197	10,417	33,201	34,138	8,243	8,579	53,102	54,600
South-Shore Zone 30	669	686	5,385	5,390	10,095	10,107	3,879	3,922	20,028	20,105
Zone 31	454	468	3,141	3,167	7,126	7,236	2,074	2,061	12,795	12,932
Zone 32	66	70	869	875	3,744	3,808	974	984	5,653	5,737
Zone 33	165	166	584	576	2,665	2,660	932	931	4,346	4,333
Zone 34	63	63	346	342	1,182	1,210	518	554	2,109	2,169
South-Shore (Zones 30-34)	1,417	1,453	10,325	10,350	24,812	25,021	8,377	8,452	44,931	45,276
Zone 35	53	47	224	250	1,211	1,192	283	296	1,771	1,785
Suburbs (Zones 19-35)	2,931	2,974	20,746	21,017	59,224	60,351	16,903	17,327	99,804	101,669
Montréal CMA	45,791	45,668	134,057	133,702	211,311	211,592	58,848	58,864	450,017	449,826

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b-Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

I.1.4 Private Apartment Availability Rates (%)

by Zone and Bedroom Type

Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Montréal Island Zone 1	4.0 b	4.2 b	3.3 b	3.5 b	3.4 b	3.8 a	1.8 b	3.0 c	3.4 a	3.7 b
Zone 2	**	**	4.0 d	2.5 c	2.3 c	**	**	0.3 b	3.0 d	2.1 c
Zone 3	5.2 d	2.9 c	5.3 c	4.3 b	3.5 d	2.0 b	**	**	4.3 b	2.9 a
Zone 4	3.8 b	3.6 b	4.6 b	2.7 a	3.0 b	2.7 a	2.6 c	2.1 b	3.7 b	2.8 a
Zone 5	3.9 c	4.4 d	2.9 a	2.4 a	2.0 b	2.8 b	1.5 c	2.4 c	2.5 a	2.8 a
Zone 6	3.6 c	2.8 b	1.8 c	3.2 d	1.1 d	**	**	**	2.0 b	2.6 c
Zone 7	5.4 d	3.4 d	3.2 d	3.8 d	**	2.5 c	0.7 b	**	2.6 b	2.9 b
Zone 8	3.6 d	2.9 c	5.5 c	3.3 d	**	2.1 c	**	**	3.4 d	2.7 c
Zone 9	5.2 d	**	2.6 c	1.8 c	**	0.7 a	**	**	2.5 b	2.1 c
Zone 10	4.1 d	**	3.4 b	3.6 b	1.6 c	1.9 c	**	**	2.2 b	2.3 b
Zone 11	5.0 d	5.5 d	7.9 c	3.8 c	4.8 c	4.9 c	**	**	5.2 c	4.4 c
Zone 12	**	5.8 c	4.8 c	4.3 c	3.4 d	2.2 c	**	**	4.4 b	3.4 c
Zone 13	3.7 c	4.0 b	5.5 a	4.6 b	4.0 a	3.2 b	3.1 c	11.7 d	4.4 a	4.9 a
Zone 14	4.8 c	3.9 b	5.0 b	3.4 a	5.0 b	3.6 b	3.3 d	4.1 d	4.8 b	3.6 b
Zone 15	3.4 c	2.0 c	6.0 a	2.6 a	6.5 a	3.6 b	3.4 b	3.8 c	5.7 a	3.2 a
Zone 16	4.1 c	6.1 b	4.7 b	3.4 b	3.8 c	2.6 b	1.0 a	0.7 a	3.7 b	2.8 a
Zone 17	5.6 d	3.1 d	3.8 d	**	1.7 c	**	**	**	2.7 c	2.8 b
Zone 18	**	**	4.1 d	5.1 d	2.9 c	3.5 c	2.9 c	**	3.2 c	3.9 c
Montréal Island (Zones 1-18)	4.4 b	4.2 b	3.9 a	3.1 a	2.6 a	2.5 a	2.0 b	2.7 b	3.2 a	2.9 a
Laval Zone 19	0.7 b	**	1.8 b	2.6 b	3.0 c	2.9 b	4.7 d	4.9 d	2.9 a	3.2 b
Zone 20	5.1 d	**	2.3 c	2.8 c	1.3 a	2.1 c	**	**	1.6 c	2.1 c
Zone 21	6.4 c	0.0 d	5.2 d	3.6 d	5.2 d	4.4 c	1.4 d	1.0 c	4.0 c	2.9 b
Zone 22	0.0 d	0.0 d	6.4 b	10.4 c	4.6 b	4.0 c	**	0.5 b	5.0 b	5.1 b
Zone 23	0.0 d	0.0 d	3.1 d	4.2 d	1.9 c	1.0 d	1.5 d	**	2.1 b	1.8 c
Zone 24	**	**	1.9 c	3.3 d	3.7 c	2.1 c	1.2 d	3.4 c	3.2 c	2.5 b
Laval (Zones 19-24)	3.7 d	4.4 d	2.8 a	3.7 b	2.7 a	2.6 a	2.6 b	2.3 c	2.7 a	2.8 a
North-Shore Zone 25	**	**	**	**	2.2 c	**	0.4 b	**	1.8 c	5.5 d
Zone 26	**	**	2.4 c	**	3.7 d	1.8 c	**	**	3.2 d	2.0 c
Zone 27	0.0 d	**	2.6 c	3.0 d	3.0 c	**	**	**	3.0 b	3.3 d
Zone 28	3.9 d	3.6 d	3.2 d	5.4 d	3.8 d	3.5 d	5.6 d	3.8 d	4.0 c	3.9 c
Zone 29	**	**	3.2 d	2.1 c	1.5 c	3.3 d	**	**	2.4 c	2.8 c
North-Shore (Zones 25-29)	4.0 d	4.4 c	2.9 b	2.7 b	2.9 a	3.4 c	2.3 c	3.5 d	2.9 a	3.3 b
Laval/North-Shore (Zones 19-29)	3.9 d	4.4 c	2.8 a	3.1 b	2.8 a	3.0 b	2.5 b	3.1 c	2.8 a	3.1 b
South-Shore Zone 30	5.9 d	5.5 d	6.0 b	4.2 c	4.9 c	4.0 c	5.5 d	3.6 d	5.4 b	4.0 c
Zone 31	**	0.8 d	3.6 c	2.7 b	3.3 c	2.9 b	3.6 d	3.7 d	3.4 b	2.9 b
Zone 32	**	**	5.6 c	5.0 d	1.5 a	2.7 b	**	2.8 c	2.7 b	3.0 c
Zone 33	0.0 d	0.0 d	3.3 d	0.8 a	1.8 c	1.8 c	**	**	1.6 c	1.6 c
Zone 34	5.9 d	**	**	0.3 b	1.2 a	1.8 c	**	1.0 c	1.3 a	1.6 b
South-Shore (Zones 30-34)	4.5 d	3.4 d	4.9 b	3.4 b	3.4 b	3.1 b	4.1 d	3.7 d	3.9 b	3.2 b
Zone 35	**	**	3.2 d	**	4.0 d	1.3 a	**	**	3.7 d	2.1 c
Suburbs (Zones 19-35)	4.2 c	3.9 c	3.9 a	3.3 a	3.1 a	3.0 b	3.3 c	3.1 c	3.3 a	3.1 a
Montréal CMA	4.4 b	4.2 a	3.9 a	3.2 a	2.7 a	2.7 a	2.4 a	2.8 a	3.2 a	3.0 a

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a - Excellent, b-Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

I.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹
by Bedroom Type
Montréal CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11								
Montréal Island Zone 1	3.8 d	5.3 d	3.8 d	**	5.5 d	++	++	++	3.5 d	**
Zone 2	++	4.2 d	++	3.2 d	++	**	++	++	++	5.2 d
Zone 3	3.9 d	++	3.2 d	++	2.5 b	++	3.1 d	**	3.5 c	++
Zone 4	1.9 c	3.6 c	3.3 c	2.0 c	4.1 c	2.0 c	++	++	3.2 c	1.7 c
Zone 5	3.2 d	5.4 b	2.3 c	3.9 c	++	5.5 c	++	++	1.7 c	4.5 b
Zone 6	6.9 c	++	**	++	**	++	**	++	7.0 c	++
Zone 7	**	4.1 d	6.4 c	**	3.7 d	++	++	++	6.1 c	**
Zone 8	++	**	**	++	**	++	++	++	4.2 d	2.7 c
Zone 9	5.7 c	1.0 d	3.7 d	2.4 c	4.3 b	++	**	++	5.5 b	1.6 c
Zone 10	3.6 d	2.9 b	5.4 c	0.6 b	3.3 d	2.4 c	++	3.5 c	3.9 c	1.9 c
Zone 11	++	5.3 c	1.2 d	2.8 b	1.4 d	2.4 c	++	++	++	2.7 b
Zone 12	2.8 c	3.7 c	3.4 d	3.4 c	1.7 c	2.3 b	++	++	2.2 c	3.0 b
Zone 13	3.4 d	4.1 c	1.8 c	3.5 b	2.1 c	3.3 b	++	5.1 d	2.1 c	3.3 b
Zone 14	5.3 d	4.1 b	3.4 c	3.3 b	3.7 d	3.5 c	++	6.4 c	3.2 d	3.8 b
Zone 15	1.5 d	1.3 a	**	2.6 b	++	3.2 d	5.7 d	++	++	3.1 c
Zone 16	3.8 b	1.8 c	3.5 c	1.8 c	2.7 b	1.5 c	3.4 d	**	3.0 a	1.7 b
Zone 17	**	3.6 d	2.1 c	3.1 c	++	3.0 d	**	**	**	3.2 c
Zone 18	++	**	-1.4 d	3.9 c	++	3.3 c	-4.7 c	3.6 d	++	3.1 d
Montréal Island (Zones 1-18)	4.1 b	3.1 b	3.5 b	2.6 a	3.3 b	2.5 b	**	4.2 d	3.6 b	2.6 a
Laval Zone 19	++	4.4 d	++	4.5 c	++	3.7 d	++	**	++	3.7 d
Zone 20	1.3 d	**	++	2.9 c	3.5 d	**	5.6 d	++	2.4 c	3.2 d
Zone 21	12.7 d	-0.8 d	++	3.9 d	**	1.3 d	++	3.5 d	2.3 c	2.5 b
Zone 22	++	2.6 c	**	3.1 b	5.5 c	1.7 b	**	++	4.8 c	2.3 a
Zone 23	**	**	11.2 d	++	**	1.3 d	**	**	7.9 c	1.4 d
Zone 24	1.4 a	1.0 d	5.2 d	3.4 b	4.1 d	2.0 b	3.8 d	3.2 d	3.8 c	2.4 a
Laval (Zones 19-24)	1.8 c	2.8 c	1.9 c	3.4 c	2.4 c	2.4 c	**	5.7 d	2.1 c	3.0 b
North-Shore Zone 25	4.4 d	++	5.8 c	3.6 d	**	**	++	**	3.3 d	4.0 d
Zone 26	**	++	3.9 d	3.4 d	5.0 c	2.6 c	++	3.8 d	4.5 c	3.0 c
Zone 27	++	**	5.6 d	**	**	2.1 c	**	++	5.8 d	1.6 c
Zone 28	**	4.5 d	2.5 c	1.9 c	**	1.6 c	++	1.1 d	2.9 c	2.1 d
Zone 29	3.1 d	++	2.0 c	1.4 a	3.0 d	1.5 a	**	**	2.2 c	1.9 d
North-Shore (Zones 25-29)	++	4.6 d	3.6 c	2.5 b	4.2 c	2.4 b	2.3 c	4.3 d	3.7 b	2.5 b
Laval/North-Shore (Zones 19-29)	1.2 d	3.8 d	2.9 b	2.9 a	3.4 b	2.4 b	2.2 c	5.0 d	3.0 a	2.7 a
South-Shore Zone 30	3.9 c	**	1.6 c	3.1 a	2.0 c	2.1 c	++	3.8 d	1.9 b	2.1 c
Zone 31	++	**	1.8 c	3.8 c	**	3.4 d	4.0 d	++	2.2 c	2.6 c
Zone 32	**	**	6.4 c	2.3 c	4.4 d	3.5 c	10.8 d	++	3.5 d	3.1 c
Zone 33	++	**	**	5.7 c	++	3.1 d	++	5.8 d	++	3.6 d
Zone 34	**	**	**	++	3.4 d	3.5 c	**	2.8 c	3.8 d	2.8 b

(continued)

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++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent ¹ by Bedroom Type Montréal CMA												
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		Oct-09 to Oct-10	Oct-10 to Oct-11
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10		
South-Shore (Zones 30-34)	3.5 c	3.5 d	2.1 b	3.4 b	2.2 b	2.8 b	3.0 c	2.7 c	2.2 a	2.5 b		
Zone 35	**	n/a	++	5.2 d	++	3.2 c	**	**	**	2.7 c		
Suburbs (Zones 19-35)	2.6 b	3.5 c	2.4 a	3.2 b	2.8 a	2.6 a	2.6 b	3.9 c	2.6 a	2.6 a		
Montréal CMA	3.9 b	3.1 b	3.3 b	2.7 a	3.1 b	2.5 a	2.4 c	4.1 c	3.4 a	2.6 a		

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

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** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

**1.2.1 Private Apartment Vacancy Rates (%)
by Year of Construction and Bedroom Type**

Montréal CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Montréal Island (Zones 1-18)										
Unknown	0.6 b	**	3.2 d	**	1.3 a	1.3 d	**	0.6 b	2.0 c	1.3 a
Pre 1940	4.0 d	3.4 d	2.6 c	2.6 c	2.0 c	1.9 c	1.8 c	1.9 c	2.3 b	2.2 b
1940 - 1959	3.5 c	5.4 c	3.6 c	2.5 b	1.8 b	2.0 c	1.1 a	3.3 d	2.6 a	2.7 a
1960 - 1974	4.4 a	3.0 a	3.6 a	2.8 a	3.2 b	3.0 a	1.7 b	2.6 c	3.4 a	2.9 a
1975 - 1989	2.9 a	3.1 b	3.3 b	2.0 a	2.1 b	1.8 a	1.5 c	0.7 a	2.5 a	1.9 a
1990 - 1999	**	**	**	**	**	**	**	0.6 b	1.8 c	2.3 c
2000+	2.8 c	0.7 b	0.9 a	1.0 a	1.6 c	2.2 c	0.4 b	**	1.4 a	1.7 b
Total	3.8 b	3.5 b	3.3 b	2.6 a	2.3 a	2.2 a	1.8 b	2.1 b	2.7 a	2.5 a
Laval/North-Shore (Zones 19-29)										
Unknown	**	**	**	**	**	**	**	**	**	**
Pre 1940	**	**	**	**	0.4 b	**	**	**	0.9 d	**
1940 - 1959	0.0 d	**	**	0.4 b	**	**	**	**	**	**
1960 - 1974	4.1 c	3.6 d	3.8 c	4.2 b	2.7 b	2.1 b	2.6 c	1.7 c	3.0 a	2.6 a
1975 - 1989	4.9 d	5.0 c	2.3 b	2.1 b	2.2 a	2.0 b	2.7 c	1.3 a	2.3 a	2.0 a
1990 - 1999	**	**	**	0.7 b	1.1 d	1.3 d	**	**	1.0 a	1.6 c
2000+	**	n/s	1.4 a	0.7 a	2.3 c	2.3 c	2.2 c	**	2.2 b	2.5 c
Total	3.6 d	4.2 c	2.6 a	2.5 a	2.2 a	2.1 a	2.1 b	2.2 b	2.3 a	2.2 a
South-Shore (Zones 30-34)										
Unknown	**	**	**	**	**	**	**	**	**	**
Pre 1940	**	**	**	**	0.0 d	**	**	**	**	**
1940 - 1959	**	**	**	0.4 b	**	**	**	**	**	**
1960 - 1974	**	2.4 c	4.3 c	3.4 c	3.6 c	3.8 c	4.5 d	3.9 d	4.1 b	3.6 c
1975 - 1989	2.3 c	2.4 c	4.0 b	3.2 c	2.8 b	2.2 b	**	3.1 d	3.1 c	2.6 a
1990 - 1999	**	**	1.6 c	2.2 c	1.4 d	0.5 b	**	0.6 b	1.5 c	0.8 a
2000+	**	**	2.6 c	4.5 d	1.3 a	2.2 c	0.4 b	**	1.4 a	2.3 c
Total	4.3 d	3.0 d	3.8 b	3.0 c	2.8 a	2.8 a	3.7 d	3.1 d	3.2 b	2.9 c
Montréal CMA										
Unknown	0.5 b	**	3.2 d	**	1.3 a	1.6 c	**	0.6 b	2.0 c	1.5 c
Pre 1940	4.0 d	3.4 d	2.5 c	2.6 c	2.0 c	2.0 c	1.8 c	2.0 c	2.3 b	2.3 b
1940 - 1959	3.4 c	5.5 c	3.6 c	2.4 b	1.8 b	2.1 c	1.7 c	3.5 d	2.6 a	2.7 a
1960 - 1974	4.5 a	3.0 a	3.6 a	2.9 a	3.2 c	3.0 c	2.5 b	2.8 c	3.5 a	2.9 a
1975 - 1989	3.0 b	3.2 b	3.2 b	2.3 a	2.3 a	2.0 c	2.4 c	1.6 c	2.6 a	2.1 a
1990 - 1999	**	**	1.9 c	2.0 c	1.5 c	1.4 c	0.9 d	1.8 c	1.4 a	1.7 b
2000+	2.5 c	0.7 b	1.4 a	1.5 c	2.1 b	2.2 c	1.7 c	**	1.9 a	2.2 c
Total	3.8	3.5 b	3.3 a	2.6 a	2.3 a	2.3 a	2.1 b	2.3 a	2.7 a	2.5 a

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a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

I.2.2 Private Apartment Average Rents (\$)
by Year of Construction and Bedroom Type
Montréal CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Montreal Island (Zones 1-16)										
Unknown	468 d	460 b	570 a	558 a	673 a	649 a	889 b	920 c	661 a	664 a
Pre 1940	504 b	551 a	578 a	622 a	686 a	723 a	930 b	913 a	684 a	721 a
1940 - 1959	492 a	510 a	584 a	600 a	693 a	700 a	850 b	872 b	641 a	658 a
1960 - 1974	541 a	558 a	677 a	684 a	742 a	749 a	929 a	910 a	698 a	706 a
1975 - 1989	624 a	656 a	692 a	713 a	722 a	748 a	912 b	922 b	721 a	747 a
1990 - 1999	554 c	557 b	633 c	602 b	707 b	790 b	892 b	899 b	709 a	735 b
2000+	792 b	**	842 b	977 c	1,048 c	1,269 b	**	1,243 d	967 b	1,158 b
Total	531 a	555 a	636 a	652 a	715 a	737 a	909 a	909 a	688 a	708 a
Laval/North-Shore (Zones 19-29)										
Unknown	423 d	407 d	**	481 a	536 b	583 b	711 d	**	508 c	559 b
Pre 1940	430 a	436 b	457 c	482 b	582 b	583 b	585 d	686 b	543 b	571 b
1940 - 1959	468 c	414 c	486 b	522 b	557 a	578 a	**	662 b	571 b	565 a
1960 - 1974	472 a	466 a	555 a	558 a	620 a	633 a	702 a	722 a	612 a	621 a
1975 - 1989	450 a	477 a	550 a	560 a	628 a	646 a	742 a	754 a	623 a	640 a
1990 - 1999	**	536 b	552 a	563 b	679 a	670 a	768 a	802 a	681 a	695 a
2000+	**	n/s	716 a	764 b	855 a	874 a	940 a	981 b	852 a	877 a
Total	456 a	464 a	561 a	570 a	664 a	675 a	760 a	780 a	653 a	667 a
South-Shore (Zones 30-34)										
Unknown	507 c	**	515 c	477 b	622 b	620 c	686 c	822 c	602 b	621 c
Pre 1940	**	**	**	458 b	645 c	640 c	**	**	590 b	645 c
1940 - 1959	442 b	461 c	518 b	522 b	567 b	600 b	702 b	715 c	572 b	584 a
1960 - 1974	451 a	476 a	599 a	603 a	661 a	674 a	739 a	729 a	653 a	656 a
1975 - 1989	467 a	496 a	579 a	592 a	640 a	650 a	734 a	751 a	634 a	649 a
1990 - 1999	483 d	483 c	574 a	588 a	672 a	694 a	742 a	769 a	685 a	705 a
2000+	**	**	763 b	746 b	832 a	851 a	886 a	941 b	828 a	851 a
Total	459 a	481 a	585 a	594 a	660 a	674 a	740 a	755 a	651 a	664 a
Montréal CMA										
Unknown	465 c	456 b	567 a	552 a	669 a	646 a	884 b	910 c	657 a	658 a
Pre 1940	502 b	549 a	576 a	620 a	684 a	721 a	924 b	908 a	682 a	719 a
1940 - 1959	491 a	509 a	580 a	597 a	685 a	694 a	838 b	862 b	637 a	654 a
1960 - 1974	536 a	552 a	664 a	670 a	718 a	726 a	852 a	842 a	686 a	693 a
1975 - 1989	587 a	620 a	638 a	651 a	671 a	690 a	807 a	820 a	673 a	693 a
1990 - 1999	548 c	548 b	591 b	587 a	691 a	722 a	785 a	804 a	694 a	712 a
2000+	769 b	**	795 b	871 c	898 a	979 a	969 b	1,001 a	883 a	960 a
Total	526 a	549 a	627 a	641 a	700 a	719 a	860 a	865 a	680 a	698 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%)

by Structure Size and Bedroom Type

Montréal CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Montréal Island (Zones 1-18)										
3 to 5 Units	**	**	2.8 c	1.9 c	1.3 a	1.3 a	2.0 c	1.7 c	1.9 b	1.6 c
6 to 19 Units	4.1 d	4.4 d	2.9 b	2.3 b	2.3 b	2.4 a	1.3 a	2.4 c	2.5 a	2.5 a
20 to 49 Units	5.3 a	4.3 a	4.0 a	3.3 a	3.0 a	3.1 a	2.8 a	2.2 a	3.9 a	3.4 a
50 to 99 Units	3.9 a	3.4 a	4.0 a	4.0 a	3.3 a	3.0 a	2.6 a	2.8 a	3.7 a	3.5 a
100+ Units	1.9 a	2.1 a	3.2 a	2.0 a	3.7 a	2.8 a	1.8 a	2.3 a	3.0 a	2.2 a
Total	3.8 b	3.5 b	3.3 b	2.6 a	2.3 a	2.2 a	1.8 b	2.1 b	2.7 a	2.5 a
Laval/North-Shore (Zones 19-29)										
3 to 5 Units	**	**	0.7 b	0.5 b	1.8 c	1.2 a	1.1 d	**	1.3 a	1.3 a
6 to 19 Units	**	**	5.4 d	3.4 c	3.0 b	1.9 b	2.1 b	3.1 d	2.4 c	2.2 a
20 to 49 Units	6.8 b	2.7 b	3.2 a	3.8 a	3.2 a	3.9 a	3.2 b	3.3 b	3.4 a	3.7 a
50 to 99 Units	10.9 a	5.1 d	2.2 a	0.9 a	8.1 a	3.2 a	3.8 a	3.2 b	6.0 a	2.7 a
100+ Units	0.0 a	**	1.1 a	2.4 a	3.9 a	2.5 b	5.4 a	3.8 c	3.2 a	2.7 b
Total	3.6 d	4.2 c	2.6 a	2.5 a	2.2 a	2.1 a	2.1 b	2.2 b	2.3 a	2.2 a
South-Shore (Zones 30-34)										
3 to 5 Units	**	**	**	**	2.6 c	**	**	**	2.1 c	2.0 c
6 to 19 Units	**	**	3.1 d	**	2.7 c	2.6 c	4.4 d	3.8 d	3.1 c	2.8 b
20 to 49 Units	5.3 a	3.3 d	4.9 a	4.8 a	2.4 a	3.7 a	4.6 c	3.8 b	3.6 a	4.1 a
50 to 99 Units	5.8 a	5.4 d	5.7 a	2.6 a	4.4 a	3.5 b	3.7 a	1.1 a	4.9 a	3.1 a
100+ Units	8.2 a	0.0	4.3 a	3.2 a	4.5 a	3.8 a	5.7 a	3.8 a	4.6 c	3.4 a
Total	4.3 d	3.0 c	3.8 b	3.0 b	2.8 a	2.8 a	3.7 d	3.1 b	3.2 b	2.9 a
Montréal CMA										
3 to 5 Units	**	**	2.5 c	1.8 c	1.5 a	1.3 a	1.8 c	1.8 c	1.9 b	1.6 b
6 to 19 Units	4.0 d	4.2 d	3.0 b	2.3 b	2.3 a	2.3 a	2.1 b	2.6 b	2.5 a	2.5 a
20 to 49 Units	5.3 a	4.2 a	4.1 a	3.5 a	2.9 a	3.3 a	3.2 a	2.7 a	3.9 a	3.5 a
50 to 99 Units	4.0 a	3.5 a	4.1 a	3.8 a	3.7 a	3.0 a	2.8 a	2.6 a	3.9 a	3.4 a
100+ Units	1.9 a	2.1 a	3.2 a	2.1 a	3.8 a	2.8 a	2.6 a	2.7 a	3.1 a	2.3 a
Total	3.8 b	3.5 b	3.3 a	2.6 a	2.3 a	2.3 a	2.1 b	2.3	2.7 a	2.5 a

The following letter codes are used to indicate the reliability of the estimates:

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** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents (\$)

by Structure Size and Bedroom Type

Montréal CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Montréal Island (Zones 1-18)										
3 to 5 Units	473 b	528 b	531 a	554 a	650 n	676 a	889 a	863 a	652 a	675 a
6 to 19 Units	459 a	503 a	567 a	585 a	654 a	662 a	793 a	810 a	633 a	649 a
20 to 49 Units	487 a	499 a	611 a	628 a	754 a	773 a	1,023 a	1,042 a	647 a	663 a
50 to 99 Units	539 a	556 a	706 a	717 a	897 a	923 a	1,176 a	1,233 a	754 a	773 a
100+ Units	699 a	697 a	906 a	921 a	1,169 a	1,229 a	1,777 a	1,916 a	968 a	1,000 a
Total	531 a	555 a	636 a	652 a	715 a	737 a	909 a	909 a	688 a	708 a
Laval/North-Shore (Zones 19-29)										
3 to 5 Units	452 b	407 b	521 a	525 a	681 a	687 a	772 a	809 a	676 a	693 a
6 to 19 Units	442 a	469 a	547 a	546 a	641 a	652 a	704 a	706 a	630 a	639 a
20 to 49 Units	465 a	478 a	573 a	608 a	661 a	684 a	747 a	797 a	623 a	652 a
50 to 99 Units	512 a	519 a	599 a	614 a	705 a	717 a	801 a	808 a	676 a	690 a
100+ Units	515 a	**	789 a	878 a	1,080 a	1,188 a	1,326 a	1,232 a	1,012 a	1,092 a
Total	456 a	464 a	561 a	570 a	664 a	675 a	760 a	780 a	653 a	667 a
South-Shore (Zones 30-34)										
3 to 5 Units	438 b	448 b	505 a	506 a	649 a	653 a	769 a	779 a	650 a	658 a
6 to 19 Units	433 a	470 a	535 a	540 a	625 a	640 a	698 a	712 a	621 a	635 a
20 to 49 Units	456 a	467 a	579 a	594 a	677 a	695 a	726 a	744 a	634 a	652 a
50 to 99 Units	498 a	523 a	687 a	700 a	800 a	806 a	866 a	899 a	746 a	761 a
100+ Units	679 a	768 c	775 a	793 a	892 a	917 a	1,072 a	1,100 a	854 a	876 a
Total	459 a	481 a	585 a	594 a	660 a	674 a	740 a	755 a	651 a	664 a
Montréal CMA										
3 to 5 Units	470 b	515 b	528 a	548 a	655 a	676 a	854 a	843 a	655 a	676 a
6 to 19 Units	457 a	498 a	562 a	577 a	647 a	657 a	764 a	779 a	631 a	646 a
20 to 49 Units	485 a	497 a	605 a	623 a	728 a	747 a	924 a	943 a	643 a	661 a
50 to 99 Units	537 a	555 a	702 a	713 a	874 a	896 a	1,104 a	1,154 a	751 a	769 a
100+ Units	698 a	697 a	895 a	912 a	1,139 a	1,200 a	1,647 a	1,755 a	963 a	996 a
Total	526 a	549 a	627 a	641 a	700 a	719 a	860 a	865 a	680 a	698 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%)

by Structure Size and Zone

Montréal CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-10	Oct-11								
Montréal Island Zone I	**	0.5 b	**	**	2.5 a	2.5 b	1.9 a	3.4 b	1.5 a	2.5 a
Zone 2	**	1.4 d	**	1.9 c	6.3 a	4.9 a	6.5 a	6.0 a	**	**
Zone 3	3.5 d	0.5 b	3.8 d	3.0 d	4.3 a	4.5 a	4.4 a	4.5 a	**	**
Zone 4	**	**	1.3 a	1.5 c	3.4 a	2.4 a	4.0 a	3.8 a	4.8 b	2.0 a
Zone 5	**	**	0.7 a	2.5 c	3.1 a	2.4 a	3.2 b	2.3 b	2.5 a	1.8 a
Zone 6	**	**	**	**	2.8 a	2.3 a	2.8 a	1.7 a	1.1 a	1.4 a
Zone 7	**	**	2.2 c	2.9 c	3.8 a	3.6 a	9.7 c	8.0 a	4.3 a	5.0 a
Zone 8	**	**	3.2 d	3.0 d	5.2 a	2.7 a	7.7 a	**	**	**
Zone 9	**	**	2.3 c	1.2 d	4.5 a	3.4 b	3.0 a	1.1 a	**	**
Zone 10	0.6 b	0.4 b	2.0 c	2.6 c	3.1 a	3.1 a	3.2 a	2.5 a	**	**
Zone 11	**	**	4.9 d	3.9 d	7.4 a	6.6 a	4.7 a	4.6 a	n/u	n/u
Zone 12	0.6 b	**	4.3 d	2.5 c	5.1 a	5.8 a	2.4 c	1.4 a	7.1 a	4.4 a
Zone 13	1.5 a	1.8 a	2.9 c	4.2 c	3.3 a	2.9 a	3.7 a	4.1 b	3.8 a	2.1 a
Zone 14	**	0.6 b	3.7 d	4.0 c	4.9 a	3.9 a	7.3 a	3.4 a	n/s	**
Zone 15	1.9 c	**	3.7 c	0.8 a	2.2 b	4.4 a	1.8 a	2.8 a	6.7 a	2.6 a
Zone 16	0.6 b	**	0.8 d	2.0 c	1.7 b	1.3 a	3.4 a	3.3 a	4.8 a	3.7 b
Zone 17	**	**	1.4 a	**	6.1 b	4.6 a	**	**	**	**
Zone 18	**	**	2.9 c	3.6 d	3.6 b	3.5 a	4.1 a	6.1 a	n/u	n/u
Montréal Island (Zones 1-18)	1.3 b	1.6 c	2.5 a	2.5 a	3.9 a	3.4 a	3.7 a	3.5 a	3.0 a	2.1 a
Laval Zone 19	**	**	2.0 c	3.3 d	2.5 a	3.1 b	7.2 a	1.1 a	3.0 a	3.0 a
Zone 20	0.0 c	0.3 b	0.9 a	1.8 c	2.8 b	2.0 a	n/u	n/u	**	**
Zone 21	**	0.7 b	4.3 d	2.7 c	4.3 a	10.1 a	**	**	n/u	n/u
Zone 22	**	**	3.8 c	4.8 c	4.7 b	4.4 a	n/u	n/u	n/u	n/u
Zone 23	**	**	2.0 c	0.9 a	3.0 a	5.2 a	**	n/s	n/u	n/u
Zone 24	**	**	1.8 c	1.1 a	4.1 a	4.4 a	n/u	n/u	n/u	n/u
Laval (Zones 19-24)	1.5 c	1.3 c	1.8 b	2.2 b	3.3 a	3.7 a	6.1 a	2.5 a	2.7 a	2.7 a
North-Shore Zone 25	**	**	1.7 c	2.9 c	3.5 a	1.2 a	**	**	n/u	n/u
Zone 26	**	**	3.5 d	2.4 c	3.7 b	1.9 a	5.9 a	2.2 a	**	n/s
Zone 27	**	**	2.8 c	1.1 d	2.2 b	**	n/u	n/u	n/u	n/u
Zone 28	0.1 b	**	**	2.0 c	1.3 a	3.0 a	**	**	n/u	n/u
Zone 29	0.6 b	**	2.6 c	3.5 c	8.2 c	7.1 a	n/u	n/u	n/u	n/u
North-Shore (Zones 25-29)	1.3 a	1.3 a	2.6 b	2.4 b	3.8 b	3.8 a	5.8 a	2.9 a	**	n/s
Laval/North-Shore (Zones 19-29)	1.3 a	1.3 a	2.2 a	2.3 a	3.4 a	3.7 a	6.0 a	2.7 a	3.2 a	2.7 a
South-Shore Zone 30	**	**	4.1 d	3.6 c	5.0 a	4.4 a	7.5 a	2.5 a	5.2 a	4.2 a
Zone 31	**	**	3.2 d	2.2 c	2.7 a	3.2 a	4.3 a	2.7 a	**	**
Zone 32	1.2 d	0.3 b	1.5 a	2.6 c	2.4 a	5.2 a	**	**	**	**
Zone 33	0.5 b	0.4 b	1.5 c	1.3 a	1.4 a	6.3 a	**	**	**	**
Zone 34	**	**	1.0 a	1.5 a	2.4 b	3.0 a	n/u	n/u	n/u	n/u
South-Shore (Zones 30-34)	2.1 c	2.0 c	3.1 c	2.8 b	3.6 a	4.1 a	4.9 a	3.1 a	4.6 a	3.4 a
Zone 35	**	**	3.4 d	2.0 c	4.3 a	1.4 a	n/u	n/u	n/u	n/u
Suburbs (Zones 19-35)	1.6 b	1.6 c	2.6 a	2.5 a	3.6 a	3.9 a	5.2 a	2.9 a	4.1 a	3.2 a
Montréal CMA	1.9 b	1.6 b	2.5 a	2.5 a	3.9 a	3.5 a	3.9 a	3.4 a	3.1 a	2.3 a

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type

Montréal CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Montreal Island (Zones 1-18)										
LT \$500	5.2 b	5.2 c	5.0 c	3.0 c	1.0 d	**	**	**	4.3 b	4.0 c
\$500 - \$699	3.1 b	3.0 b	3.2 b	3.0 b	2.6 a	2.4 a	1.5 a	1.1 d	2.8 a	2.6 a
\$700 - \$899	1.3 a	2.0 b	4.0 b	2.1 a	2.4 a	2.0 b	1.3 a	2.0 c	2.6 a	2.0 a
\$900+	1.6 c	1.8 b	2.2 a	1.8 a	3.0 a	3.3 c	3.0 d	2.2 c	2.8 a	2.6 b
Total	3.8 b	3.5 b	3.3 b	2.6 a	2.3 a	2.2 a	1.8 b	2.1 b	2.7 a	2.5 a
Laval/North Shore (Zones 19-29)										
LT \$500	3.5 d	**	**	0.9 d	**	**	**	n/s	2.1 c	**
\$500 - \$699	3.9 c	**	2.6 a	3.0 b	2.3 a	2.1 b	**	1.0 d	2.4 a	2.3 a
\$700 - \$899	**	n/s	3.7 d	3.3 c	2.6 b	2.8 c	2.4 c	3.0 d	2.6 b	2.9 b
\$900+	n/s	n/s	**	1.5 a	5.3 d	4.9 d	2.9 c	**	4.1 c	4.6 d
Total	3.6 d	4.2 c	2.6 a	2.5 a	2.2 a	2.1 a	2.1 b	2.2 b	2.3 a	2.2 a
South-Shore (Zones 30-34)										
LT \$500	4.8 d	4.2 c	0.5 b	**	0.2 b	0.5 b	**	**	2.1 c	2.7 c
\$500 - \$699	3.1 d	1.3 d	5.0 b	3.1 c	3.1 c	2.3 b	3.5 d	3.4 d	3.6 b	2.6 a
\$700 - \$899	**	**	3.6 a	3.1 c	3.2 c	3.6 c	3.6 d	3.5 d	3.4 c	3.5 d
\$900+	**	**	**	4.5 a	3.8 c	5.3 d	1.6 c	1.5 d	3.3 c	3.9 d
Total	4.3 d	3.0 d	3.8 b	3.0 b	2.8 a	2.8 a	3.7 d	3.1 d	3.2 b	2.9 a
Montréal CMA										
LT \$500	5.0 b	5.1 b	4.4 c	2.7 c	0.9 d	**	**	**	4.0 b	3.7 c
\$500 - \$699	3.1 b	3.1 b	3.3 b	3.0 b	2.6 a	2.3 b	2.1 c	1.5 a	2.8 a	2.6 a
\$700 - \$899	1.4 a	2.0 b	4.0 b	2.2 a	2.5 a	2.2 a	2.1 b	2.5 b	2.7 a	2.3 a
\$900+	1.7 c	1.8 b	2.3 a	1.9 a	3.2 b	3.5 c	2.9 c	2.4 c	2.9 a	2.8 a
Total	3.8 b	3.5 b	3.3 a	2.6	2.3 a	2.3	2.1 b	2.3 b	2.7 a	2.5

The following letter codes are used to indicate the reliability of the estimates:

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹**Vacancy Rates (%)****Montréal CMA - October 2011**

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-10	Oct-11	Oct-10	Oct-11
Downtown and Nun's Island	3.4 c	2.3 c	2.0 a	2.8 a
Outer Centre	5.3 d	1.8 c	2.4 a	2.1 a
West of Island of Montréal	3.3 d	3.9 c	3.5 a	3.0 a
East of Island of Montréal	3.5 c	2.2 c	2.7 a	2.5 a
Montréal Island	3.1 c	2.4 b	2.2 a	2.5 a
Laval and North Shore	5.0 b	2.1 b	2.3 a	2.2 a
South Shore/Vaudreuil-Soulanges	4.0 d	4.5 d	3.2 b	2.9 a
Montréal CMA	4.2 b	2.8 a	2.3 a	2.5 a

¹Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹**Average Rents (\$) by Bedroom Type****Montréal CMA - October 2011**

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹						
Downtown and Nun's Island	**	717	**	997	1,711 b	1,414	**	1,630
Outer Centre	**	570	**	700	**	821	**	1,057
West of Island of Montréal	n/u	491	**	612	1,063 c	721	**	855
East of Island of Montréal	**	482	**	558	929 d	647	**	783
Montréal Island	**	555	1,120 d	652	1,227 c	737	**	909
Laval and North Shore	n/u	464	**	570	914 b	675	894	780
South Shore/Vaudreuil-Soulanges	n/u	480	816	593	960 c	675	**	755
Montréal CMA	**	549	1,018 c	641	1,075 c	719	**	865

¹Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents (\$)

by Bedroom Type

Montréal CMA - October 2011

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown and Nun's Island	n/u	**	1,334 c	**	**	1,711 b	**	**	**	1,617 c
Outer Centre	**	**	1,070 d	**	1,154 d	**	**	**	1,172 c	**
West of Island of Montréal	n/u	n/u	707 c	**	947 b	1,063 c	1,199 c	**	950 b	1,068 c
East of Island of Montréal	**	**	**	**	919 c	929 d	1,032 c	**	927 b	893 c
Montréal Island	**	**	1,142 c	1,120 d	1,389 d	1,227 c	1,563 d	**	1,334 c	(1,241) b
Laval and North Shore	n/u	n/u	**	**	843 c	914 b	**	894 c	839 b	915 b
South Shore/Vaudreuil-Soulanges	n/u	n/u	689 b	816 c	840 b	960 c	776 c	**	786 b	911 b
Montréal CMA	**	**	1,001 c	1,018 c	1,144 c	1,075 b	1,341 d	**	1,125 b	1,087 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹**Total Vacancy Rates (%)****By Building Size****Montréal CMA - October 2011**

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-10	Oct-11	Oct-10	Oct-11
Montréal Island				
3 to 5 Units	**	**	1.9 b	1.6 c
6 to 19 Units	3.5 c	3.2 c	2.5 a	2.5 a
20 to 49 Units	3.0 b	2.2 b	3.9 a	3.4 a
50 to 99 Units	5.7 c	2.2 b	3.7 a	3.5 a
100+ Units	3.9 d	2.4 c	3.0 a	2.2 b
Total	3.9 c	2.4 b	2.7 a	2.5 a
Montréal CMA				
3 to 5 Units	**	**	1.9 b	1.6 b
6 to 19 Units	4.7 b	3.2 c	2.5 a	2.5 a
20 to 49 Units	3.2 b	3.1 b	3.9 a	3.5 a
50 to 99 Units	5.4 c	2.6 a	3.9 a	3.4 a
100+ Units	3.9 c	2.0 b	3.1 a	2.3 b
Total	4.2 b	2.8 a	2.7 a	2.5 a

¹Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate**Condominium Apartments²****Montréal CMA - October 2011**

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown and Nun's Island	13,750	13,935	2,626 a	3,003 d	19.1 a	21.6 d	3.4 c	2.3 c
Outer Centre	18,727	19,634	1,629 a	1,420 j	8.7 a	7.2 a	5.3 d	1.8 c
West of Island of Montréal	15,527	16,554	1,160 a	1,131 b	7.5 a	6.8 b	3.3 d	3.9 c
East of Island of Montréal	17,377	18,672	1,061 a	1,005 a	6.1 a	5.4 a	3.5 c	2.2 c
Montréal Island	65,381	68,795	6,427 a	6,552 a	9.6 a	9.5 a	3.9 c	2.4 b
Laval and North Shore	21,105	23,306	2,006 b	2,210 b	9.5 b	9.5 b	5.0 b	2.1 b
South Shore/Vaudreuil-Soulanges	20,775	23,404	1,649 a	1,985 b	7.9 a	8.5 b	4.0 d	4.5 d
Montréal CMA	107,261	115,505	10,081 a	10,744 a	9.4 a	9.3 a	4.2 b	2.8 a

¹ Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.² Only structures that permit the renting of condominium units are included in the Condominium Survey universe.**The following letter codes are used to indicate the reliability of the estimates:**

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate**Condominium Apartments² By Building Size****Montréal CMA - October 2011**

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Montreal Island								
3 to 5 Units	2,146	2,795	175 b	174 b	8.2 b	6.2 b	**	**
6 to 19 Units	18,545	19,462	1,487 a	1,237 a	8.0 a	6.4 a	3.5 c	3.2 c
20 to 49 Units	14,935	15,897	1,282 a	1,225 a	8.6 a	7.7 a	3.0 b	2.2 b
50 to 99 Units	13,522	14,068	1,304 a	1,584 c	9.6 a	11.3 c	5.7 c	2.2 b
100+ Units	16,233	16,573	2,191 c	2,317 c	13.5 c	14.0 c	3.9 d	2.4 c
Total	65,381	68,795	6,427 a	6,552 a	9.8 a	9.5 a	3.9 c	2.4 b
Montréal CMA								
3 to 5 Units	5,438	6,740	408 b	445 b	7.5 b	6.6 b	**	**
6 to 19 Units	41,210	44,681	3,212 a	2,996 a	7.8 a	6.7 a	4.7 b	3.2 c
20 to 49 Units	20,927	22,549	1,910 a	1,883 a	9.1 a	8.3 a	3.2 b	3.1 b
50 to 99 Units	17,847	18,825	1,634 a	2,026 a	9.2 a	10.8 a	5.4 c	2.6 a
100+ Units	21,839	22,710	2,940 a	3,388 c	13.5 a	14.9 c	3.9 c	2.0 b
Total	107,261	115,505	10,081 a	10,744 a	9.4 a	9.3 a	4.2 b	2.8 a

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.²Only structures that permit the renting of condominium units are included in the Condominium Survey universe.**The following letter codes are used to indicate the reliability of the estimates:**

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** Data suppressed to protect confidentiality or data not statistically reliable.

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Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit¹ Average Rents (\$)

by Dwelling Type

Montréal CMA - October 2011

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Montréal CMA										
Single Detached	n/s	n/s	504 b	**	614 c	704 c	900 c	931 c	779 c	827 b
Semi detached, Row and Duplex	n/s	n/s	532 b	544 b	666 a	674 b	770 a	849 b	678 a	717 b
Other-Primarily Accessory Suites	n/s	**	520 c	524 c	692 c	665 b	**	845 b	662 c	671 b
Total	n/s	**	528 b	538 b	666 a	674 a	795 a	862 b	689 a	713 a

Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units¹

by Dwelling Type

Montréal CMA - October 2011

	Estimated Number of Households in Other Secondary Rented Units ¹	
	Oct-10	Oct-11
Montréal CMA		
Single Detached	16,673 a	14,468 a
Semi detached, Row and Duplex	84,194 a	59,944 a
Other-Primarily Accessory Suites	14,536 b	42,844 b
Total	115,402	117,257

Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

**5.1 Other Secondary Rented Unit¹ Average Rents (\$)
by Dwelling Type**

Montréal CMA - October 2011

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Montréal CMA										
Single Detached	n/s	n/s	504 b	**	614 c	704 b	900 c	931 c	779 c	827 b
Semi detached, Row and Duplex	n/s	n/s	532 b	544 b	666 a	674 b	770 a	849 b	678 a	717 b
Other-Primarily Accessory Suites	n/s	**	520 c	524 c	692 c	665 b	**	845 b	662 c	671 b
Total	n/s	**	528 b	538 b	666 a	674 b	795 a	862 b	689 a	713 a

Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

**5.2 Estimated Number of Households in Other Secondary Rented Units¹
by Dwelling Type**

Montréal CMA - October 2011

	Estimated Number of Households in Other Secondary Rented Units ¹	
	Oct-10	Oct-11
Montréal CMA		
Single Detached	16,673 a	14,468 a
Semi detached, Row and Duplex	84,194 a	59,944 a
Other-Primarily Accessory Suites	14,536 b	42,844 b
Total	115,402	117,257

Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

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Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the *Rental Market Report – Canada Highlights*, *Provincial Highlights*, and the local *Rental Market Reports*. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montréal, Ottawa, Québec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. A centre's median income is divided by the level of income required for a household to rent a median priced two-bedroom apartment using 30 per cent of income. The result is then multiplied by 100. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable. For years for which the median income is not available, CMHC has developed forecasts.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2009. CMHC has developed forecasts of median renter household income for 2010 and 2011. It should be noted that nominal values for both median rent and median incomes have been used to calculate the rental affordability indicator.

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